

125.A

0001

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
709,000 / 709,000

USE VALUE:

709,000 / 709,000

ASSESSED:

709,000 / 709,000


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
31		WINDERMERE AVE, ARLINGTON

OWNERSHIP	Unit #:	2
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Owner 1: LUKOWICZ-SIMON KATIE &amp;

Owner 2: SIMON BARTHOLOMEW

Owner 3:

Street 1: 31 WINDERMERE AVE #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476-6423 Type:

## PREVIOUS OWNER

Owner 1: BUTLER BENJAMIN W -

Owner 2: BUTLER EMILY J -

Street 1: 31 WINDEMERE AVE UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Aluminum Exterior and 3055 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7556																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	709,000			709,000		

Total Card	0.000	709,000		709,000	Entered Lot Size
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Total Parcel	0.000	709,000		709,000	Total Land:
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Source:	Market Adj Cost	Total Value per SQ unit /Card:	232.08	/Parcel:	232.0	Land Unit Type:
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Parcel ID: 125.A-0001-0002.0

!14863!

Date: 12/18/2019 Time: 12/18/2019

## PRINT

Date: 12/11/20 Time: 04:39:33

## LAST REV

Date: 11/18/19 Time: 10:55:02

danam

14863

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

BUTLER BENJAMIN 65350-480 5/12/2015 550,000 No No

LOREI JUDITH &amp; 52785-331 5/15/2009 465,000 No No

OFRIA EDWARD W/ 38943-377 4/26/2003 405,000 No No

## BUILDING PERMITS

Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

11/18/2018 Measured DGM D Mann

6/10/2004 External Ins BR B Rossignol

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 99 - Condo Conv				Full Bath: 2	Rating: Average													
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 3 - Aluminum				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average													
Color: WHITE				A Kits:	Rating:													
View / Desir:				Fpl: 1	Rating: Average													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:													
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>														
Year Blt: 1924	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G5	Fact: .			Floor:														
Const Mod:				% Own: 64.699996948														
Lump Sum Adj:				Name:														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %	Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Functional:		Interior:		1	8	3								
Sec Int Wall:		%		Economic:		Additions:												
Partition: T - Typical				Special:		Kitchen:												
Prim Floors: 4 - Carpet				Override:		Baths:												
Sec Floors: 3 - Hardwood	20 %			Total: 31 %		Plumbing:												
Bsmt Flr: 12 - Concrete						Electric:												
Subfloor:						Heating:												
Bsmt Gar: 1						General:												
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 125.A-0001-0002.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:																	
Total Special Features:																		
Total:																		

Undisplayed Areas: GLA: 3055

8

**IMAGE** **AssessPro Patriot Properties, Inc**

